

OCTOBER 2016

Land Use in Hunter Mill District

Information on all residential and commercial properties can be accessed through the Department of Tax Administration's [Real Estate Assessment Information Site](#). You can search a property by address or tax map reference numbers. In the applications below, tax map reference numbers are in [brackets]. Addresses have also been included where available.

New Applications

Comstock Reston Station Holding, LC has filed a Proffer Condition Amendment, Conceptual and Final Development Plan for 1886 Metro Center Drive, Reston [Tax Map Parcel 17-4((24)) Parcel 3 and 17-4(1)) Parcel 17A] to increase the overall maximum density of Reston Station from 2.5 Floor Area Ratio (FAR) to 3.5. The Application is also seeking an increase in the maximum building height of three of the eight buildings (Buildings 6, 7 and 8 from 140 feet to 240 feet).

Applications Accepted

JBG/1831 Wiehle LLC, EYA Development LLC and The Chevy Chase Land Company of Montgomery County, Md. have filed Rezoning and Final Development Plans (RZ/FDP 2016-HM-024) for 1831 & 1860 Wiehle Avenue and 1840 & 1860 Michael Faraday Drive to permit a mixed-use, transit oriented development in the Wiehle-Reston Transit Station Area. The four parcels are located at Tax Map: 17-4((18)) Parcels 1A and 1B and 17-4 ((18)) 2B and 3. The existing office buildings will be replaced with approximately 1,688,000 square feet of development consisting of 840 multi-family units, 60 single-family attached residential units, 130 independent living units, 205,917 square feet of office space and 260,945 square feet of ground floor retail. **The Planning Commission public hearing has not been scheduled.**

JBG/Reston Executive Center, LLC (RTC West) has filed a Rezoning/Conceptual and Final Development Plan RZ/FDP 2016-HM-017 for 12100, 12110 and 12120 Sunset Hills Road, Reston [Tax Map 17-3 ((1)) Parcels 28A, 28B, and 28C] to rezone from Industrial 5 (I-5) to Planned Development Commercial (PDC) to permit the addition of approximately 675,000 square feet of residential space, 650,000 square feet of additional office space and 52,000 square feet of additional ground floor retail. The existing office buildings and parking garage will be retained on this site. The proposed development will include two multi-family residential buildings, three office buildings, and ground floor retail throughout the property. **The Planning Commission public hearing has not been scheduled.**

Linden Development Partners , LLC (Triangle Park) has filed a Rezoning/Final Development Plan (RZ/FDP 2016-HM-004) to rezone the property located at 11501 Sunset Hills Road, Reston [Tax Map 17-4 ((13)) Parcels 1, 2, and 2A] from Industrial 4(I-4) to Planned Residential Mixed Use (PRM). The Applicant proposes several development options: 1) residential/office mixed use development including two residential buildings with approximately 400 units and an office building with approximately 195,059 square feet of gross floor area; 2) the office building would be eliminated and approximately 312 additional residential units would be provided among the two buildings or possibly in a third building. In each option, the Applicant requests the ability to provide independent or assisted living units. **The Planning Commission public hearing has not been scheduled.**

One Reston Co. LLC and Two Reston Co. LLC have filed a rezoning application RZ 2016-HM-017 to rezone the property located at 12000 and 12010 Sunrise Valley Drive, Reston [Tax Map 17-3 ((8)) Parcels 1B and 1A1 from I-4] to Planned Development Commercial. The Property is currently developed with two (2) existing six-story office buildings totaling approximately 388,000 square feet and above-grade parking structure surface parking lot and two wet stormwater management ponds. The Property currently has approval for an additional 1.1 million square feet of development for three (3) new office buildings. The new proposal is to develop 3.88 million square feet of development for a total of 2.45 to include Transit Oriented Mixed-Use Development consisting of mid / high-rise residential buildings with potential hotel rooms and amenities, commercial buildings and ground floor retail. **The Planning Commission public hearing has not been scheduled.**

Applications Scheduled

RP 11720, LLC. has filed a Proffer Condition Amendment (PCA B-846-03) concurrent with a Planned Residential Community Plan (PRC B-846-04) to amend the existing development plan (DP-HM-117-02) in order to construct 49 Urban-Style single family attached

dwelling units. The property is located at 11720 Sunrise Valley Drive, Reston [Tax Map 17-4 ((14)) Parcel 1A]. The PRC Plan and Proffered Condition Amendment are to add proffers to the property. The existing building and surface parking will be removed. **The Planning Commission voted to recommend approval of this application at their September 14, 2016 meeting. The Board of Supervisors public hearing is scheduled for October 18, 2016 at 3:00 p.m.**

General Dynamics Corporation has filed Conceptual Development Plan Amendment (CDPA 86-C-054) Final Development Plan Amendment (FDPA 86-C-054-02-01) and Proffer Condition Amendment (PCA 86-C-054-02) to permit construct of a new headquarters building at 11011 Sunset Hills Road, Reston [Tax Map 18-3 ((1)) 11-B1]. The proposed development will replace the previous approval of three (3) office buildings (up to 357,694 square feet) and extensive surface parking with a single office building of five (5) stories (190,000 square feet), with an option for future expansion. The Planning Commission to recommend approval of this application on September 14, 2016. **On Tuesday, September 20, 2016 the Board of Supervisors approved this application.**

Wiehle Station Ventures LLC has filed a rezoning (Planned Residential Mixed – Final Development Plan (RZ / FDP 2015-HM-013), concurrent with Special Exception Amendment (SEA 94-H-049-2) for 1913 Association Drive, Reston - [Tax Map 17-4 ((12)) Parcel 11B and 11D9 part and 17-4 ((33)) Parcel C] to permit infill development of multifamily residential uses near the Wiehle-Reston East Metro Station. The proposed development will replace an existing surface parking lot with 260 dwelling units. The existing office condo building will also be rezoned PRM as a secondary use to the new residential use. A portion of the property (approximately 1.99 acres) will remain Industrial District I-3 and provide parking for the condo office building. The special exception is to permit commercial off-street parking to serve the office application condo building. **The Planning Commission voted to recommended approval of this application at their September 29, 2016 meeting. The Board of Supervisors public hearing is scheduled for Tuesday, November 1, 2016 at 3:30 p.m.**

CESC Commerce Executive Park, L.L.C. has a rezoning/final development plan (RZ/FDP 2015-HM-011), concurrent with special exception amendment (SEA 94-H-049), for 1850 Centennial Park Drive, 11400 Commerce Park Drive, and 11440 Commerce Park Drive, Reston [Tax Map 17-4 ((12)) – Parcels 11D4, 11D5 and 11D7] to rezone from Industrial District I-3 (light industrial) to Planned Development Commercial (PDC) to permit the development of approximately 500 new dwelling units, a hotel with approximately 175 rooms, a new trophy office building of approximately 400,000 square feet, and complementary retail/active uses integrated into the ground floor to enrich the pedestrian experience. Two existing office buildings will be retained (totaling 356,496 square feet). The Application also includes an option to convert the proposed hotel to multifamily residential, and the proposed new office building to multifamily residential and/or hotel. **The Planning Commission voted to recommend approval at their October 6, 2016 meeting.**

Pulte Homes has filed rezoning application (RZ 2015-HM-005) for 1825 Michael Faraday Drive, Reston [Tax Map 18-3 ((06)) Parcel 5] to rezone from an Industrial District I-4 to a Residential District R-30 on 1.58 acres. The proposed redevelopment will replace a single-story office building with 42 stacked townhouses. **The Planning Commission voted to recommend approval of this application at their October 6, 2016 meeting.**

Milestone Tower Limited Partnership III has filed Special Exception (SE 2016-HM-017), to allow for the construction and operation of a wireless telecommunications facility at the Crossfield Elementary School, 2791 Fox Mill Road, Herndon, VA. - Tax Map 036-1 ((10)) Parcel G. The monopole structure will be designed to resemble a tree pole, with an overall height of 138 feet including the artificial branches at the top. The monopole and support equipment measuring 50 feet by 50 feet will be enclosed by an 8-foot tall chain linked fence. **The Planning Commission public hearing was held on Wednesday, September 28, 2016 at 8:15 p.m., however, the decision was deferred until October 19, 2016. The Board of Supervisors public hearing is now scheduled for Tuesday, November 1, 2016 at 4:00 p.m.**

Bozzuto Development Company, Inc. (St. Johns Wood) has submitted a Proffer Condition Amendment (PCA 86-C-023), Development Plan Amendment (DPA 86-C-023) and Planned Residential Community Amendment Plan (PRCA 86-C-023) for the proposed redevelopment of St. John's Wood apartments to convert 250 multi-family garden apartments in nine-three story buildings to 625 new apartments and thirty-four townhomes. The property is located at 11500 Olde Tiverton Circle, Reston [Tax Map 11-4 ((1)) Parcel 12]. **The Planning Commission public hearing will be deferred.**

1831 Michael Faraday LLC have filed a Rezoning/Final Development Plan -RZ/FDP 2016-HM-005- to rezone the property located at 1831 Michael Faraday Drive, Reston [Tax Map 18-3 ((6)) Parcel 6] from Industrial 4 to Planned Residential Mixed-Use to construct approximately 230 multi-family units and 13 townhouses, at up to 1.5 FAR. The development will consist of approximately 251,000 square feet of gross floor area, with the potential option to convert 10,000 square feet of residential gross floor area to ground floor retail use. **The Planning Commission public hearing is scheduled for Wednesday, January 11, 2017 at 8:15 p.m.**

Macs Retail LLC has filed Special Exception Amendment (SEA 94-H-009) for 11519 Leesburg Pike, Herndon, VA [Tax Map 11-2 ((1)) Parcel 13B] to permit modification of development conditions that would permit the use of microwave, food sales other than

prepackaged items and the sale of alcoholic beverages. **A tentative Planning Commission public hearing is scheduled for Wednesday, November 16, 2016 at 8:15 p.m.**

A Scimores Academy, LLC (The Floris Conservatory for Fine Arts) has filed a Rezoning (RZ2016-HM-010) to rezone from R1 to R-2, concurrent with Category 3 Special Exception (SE2016-HM-007) for 2625/2633 Centreville Road and 2703/2705 West Ox Road, Herndon – [Tax Map 25-1 ((1)) Parcels 16, 21, and 20, 927 square feet of Tax Map 25-1 ((1)) Parcel 19.] The Applicant is proposing a fine arts private school of special education (the “Conservatory”) for youth from age four (4) through eighteen (18) along with ancillary historic resource and open space. **The Planning Commission public hearing is now scheduled for Wednesday, February 1, 2017.**

Woodland Park Parcel I, LP and NVR, Inc. has filed Proffer Condition Amendment (PCA 2000-HM-044-02), Conceptual Development Plan Amendment (CDPA 2000-HM-044) and Final Development Plan Amendment (FDPA 2000-HM-044-02, concurrent with PCA 2003-HM-046-03, CDPA 2003-HM-046 and FDPA 2003-HM-046 at Tax Map 16-4 ((1)) 45 part and 46 part, (portion undeveloped) to a transit-related residential mixed use community. The proposed Transit Oriented Development will include 58 single family attached homes in Block A; 88 two-over-two multi-family units; 180 multi-family units in a five story building in block C; 375 units in a five story structure in Block D; and three development options for Block E for office, hotel and retail. **The Planning Commission public hearing is scheduled for Wednesday, November 30, 2016 at 8:15 p.m.**

Not Scheduled

CARS-DB1, LLC has filed two Rezoning applications (RZ 2011-HM-012 and RZ 2011-HM-012) for a proposed transit oriented development called Dominion Square near the Spring Hill Metro Station. The properties are located at 1580, 1586, and 1592 Spring Hill Road [Tax Map 29-3 ((1)) Parcels 2C1, 2C2, 2D, 3, and part 5], and also located at 8525 Leesburg Pike [Tax Map 29-3 ((1)) 3B and part 5]. **The Planning Commission hearing has not been scheduled.**

1587 Springhill Holdings, Inc. [Tax Map 029-3 ((1)) 2G], has filed a rezoning and Conceptual Development Plan (CDP) application to rezone the property from Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-027). **The Planning Commission public hearing has not been scheduled.**

Virginia Electric and Power Company, d/b/a Dominion Power filed a request for Final Development Plans (FDP 2011-HM-013 and FDP 2011-HM-027) to permit the development and operation of an electric substation on property at Tysons [Tax Map 29-3((1)) Parcels 2G, 3B and 5]. **The Planning Commission public hearing has not been scheduled.**

Golf Course Overlook, LLC has filed Rezoning/Final Development Plan (RZ/FDP 2016-HM-016) for 11480 Sunset Hills Road, Reston [Tax Map 17-4 ((5))S6 to rezone from Industrial 5 (I-5) and Residential Estate (R-E) to PRM to permit a high-rise residential building containing 413 multi-family units and approximately 1,000 square feet of permitted secondary uses to serve residents. **The Planning Commission public hearing has not been scheduled.**

Indefinitely Deferred

RSQ9 Owner, LLC has filed a Comprehensive Sign Plan Amendment (CSPA B-846-02), at 11790 Sunrise Valley Drive, [Fairfax County Tax Map 017-4((31) Parcel 01], to increase the flexibility in the number and location of signs, without increasing the overall size of signage. **The Planning Commission public hearing has been indefinitely deferred.**

Novus Residences, LLC has filed Proffered Condition Amendment (PCA A-502-02), Development Plan Amendment (DPA 502-A-08), and a Planned Residential Community (PRC 502-A-04) plan applications for the Lake Anne Fellowship House at 11448 and 11450 North Shore Drive, Reston [Fairfax County Tax Map 017-2((1)) Parcels 2 and feet), that will include a building with 140 independent living affordable units and a second building with 285 market rate multi-family dwelling units. **The Planning Commission public hearing has been indefinitely deferred.**

Q-R Spring Hill, LLC, Perseus Realty, has filed a Rezoning and Conceptual Development Plan (CDP) application for 1577 Spring Hill Road [Tax Map 029-3 ((1)) Parcel 2F]. The Conceptual Development Plan proposes to rezone the property from Regional Retail - C-7, Highway Corridor Over-lay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-026). The proposed mixed-use development is near the Tysons West Metro Station and will consist of office, hotel, residential, and retail development. **The Planning Commission public hearing has been indefinitely deferred.**

JBG Reston Retail, LLC, has filed a proposed Development Plan Amendment (DPA-B-846-04), Proffer Condition Amendment (PCA-B-846-02), and Planned Residential Community Plan (PRC-B-846-03) to allow the construction of a drive-in bank at 11810 Sunrise Valley Drive [Tax Map 17-4 ((31)) Parcel p (part), 17-3 ((3))-IE (Part) and 17-3 ((3))-IE3]. **The Planning Commission public hearing has been indefinitely deferred.**

Comstock Reston Station Holdings, LC, has filed Comprehensive Sign Plan (CSP 2009-HM-019) for 1860 Wiehle Avenue and 1886 Metro Center Drive in Reston, [Fairfax County Tax Map 017-4((01)) Parcel 17A and 017-4((24)) Parcels 3 and 4B], to allow for a coordinated and comprehensive plan of signage for the mixed used development at Reston Station. The signage is to ensure convenience and appropriate way finding for users and occupants of Reston Station. **The Planning Commission public hearing has been indefinitely deferred.**

Hunter Mill District Land Use Committee

Because of absentee voting, the Hunter Mill District Land Use Committee will meet **Tuesday, October 18 2016**, at 7:30 p.m.,
at **Crossfield Elementary School** cafeteria,
2791 Fox Mill Road, Herndon.

On the agenda:

Milestone Town Limited Partnership III: SE 2016-HM-017 (Decision only)

For additional information, contact [Goldie Harrison](#), at 703-478-0283.

Reston Planning and Zoning Committee Meeting

Because of absentee voting, the Reston Planning and Zoning Committee will meet **Monday, October 17, 2016** at 7:30 p.m.
Location for this meeting is **Reston Association Headquarters**, 12001 Sunrise Valley Drive, Reston, VA.

One item is on the agenda:

JBG/1831 Wiehle Avenue, EYA Development LLC and The Chevy Chase Land Development Company: RZ/FDP 2016-HM-024

For additional information, visit <http://rpz.korchy.com>.